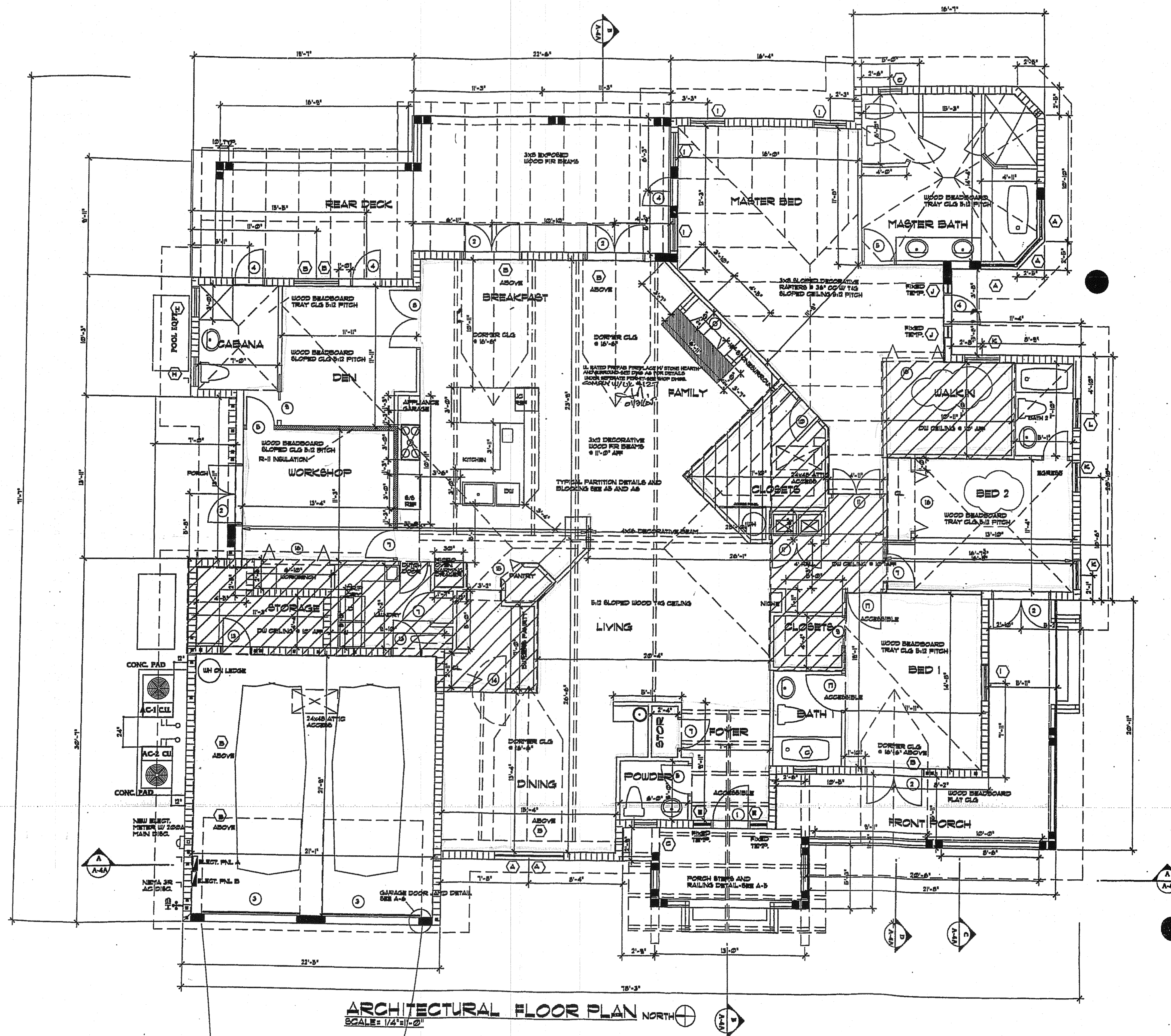


Approval ONLY for  
Chinese drywall repairs  
in hatched areas.  
Plan Reviewer: J. Collao  
08/04/16.

## ARCHITECTURAL NOTES

INTERIOR FINISHES TO COMPLY W/ TABLE 503.3 PEG  
2. INSIDE OF DOOR SHALL BE 1" CLEAR UNDER MIN. 100LBS PEG  
3. DOORS TO BE LEVEL WITH FLOOR MIN. 100LBS PEG  
4. SHOULDER COMPONENTS SHALL COMPLY W/ 100LBS PEG  
5. MIN. CEILING HEIGHT SHALL COMPLY W/ 100LBS PEG  
6. INSIDE UNFINISHED GLAZED OPENINGS SHALL COMPLY W/ 100LBS PEG  
7. SHOULDER COMPONENTS MUST BE IMPERVIOUS MATERIALS  
8. TO 1/8" FINISH BLOCK SHALL BE USED  
9. BURNING ADJACENT TO THESE OR SHOULDER MUST BE  
OF CATEGORY II SAFETY GLAZING PEG 2A12.5  
GLAZING IN SHOULDER ENCLOSURES MUST BE CATEGORY II SAFETY  
GLAZING  
10. LVL AREA TO BE AT LEAST AS DEEP AS THE DOOR AS WIDE  
MUST BE MAINTAINED ON BOTH SIDES



CONFIDENTIAL COPY OF THE ORIGINAL  
DOCUMENT OF THE VICTIM'S STATEMENT  
TO THE PROSECUTOR GENERAL'S OFFICE

1920

a R C H I T E C T  
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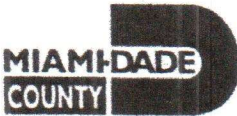
DARLENE DALE RESIDENCE  
NEW SINGLE FAMILY RESIDENCE  
MIAMI, FL. 33143

DARLENE DALE RESIDENCE  
NEW SINGLE FAMILY RESIDENCE  
7901 SW 52 CT, MIAMI, FL. 33143  
(305) 773-6218

**SHE  
C  
A**



C2016125550



Miami-Dade County  
Department of Regulatory and Economic Resources  
11805 SW 26<sup>th</sup> Street  
Miami, Florida 33175-2474  
786 315-2100

Permit Recording Section  
Scanned by: W  
Date: 8/3/16

## DEFECTIVE CHINESE DRYWALL AFFIDAVIT

Please be advised that the permit application and documents submitted for the property located at 7910 SW 52<sup>nd</sup> Court under process number C2016125550 is for the repair and replacement of defective Chinese drywall. The existing drywall was confirmed by testing (documentation attached) to be defective Chinese Drywall and the scope of the permit application is limited to its replacement and does not include additional improvements or alterations.

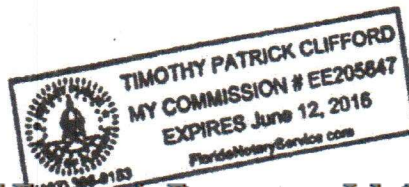
Check and initial if the following applies to the application:

☒ SM The primary structure on the property is a Single Family Residence for my own use and occupancy. These repairs are not covered under my homeowner's insurance policy and/or any builder's warranty or liability insurances. Therefore, I am paying all costs associated with the repairs without any reimbursement and Isabelle Moreno, property owner, am requesting that this permit be issued at no charge.

I certified that all the forgoing information is accurate.

[Signature]  
Signature of Property Owner  
Isabelle Moreno  
Print Name

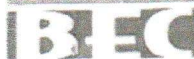
STATE OF FLORIDA COUNTY OF MIAMI-DADE  
Sworn to and subscribed before me this 10<sup>th</sup>



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Personally Known X  
GENERAL 8316.pdf  
Produced ID [Signature]

Examiner DSM Time Stamp 8/4/2016 11:33:23 AM Dep. Trade Stamp Name R  
Juan Collao 8/4/2016 11:33:23 AM R BLDG Reference only



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BAILEY ENGINEERING CORPORATION

Ronald B. Bailey, PE, President  
Hollace S. Bailey, PE, Vice President  
EB 3567

**Kenneth Mendelson and Joëlle Moreno Residence**

**7901 SW 52<sup>nd</sup> Court**  
**Miami, Florida**  
**Drywall Evaluation**

EB 3507

Residence Permit Records Section

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Date: *8/3/10*

Dr. Kenneth Mendelson, MD and Joëlle Moreno, JD homeowners of the above referenced property contacted Ronald B. Bailey P.E. of Bailey Engineering Corporation (BEC) for the purposes of investigating if any of the drywall on the project is reactive Chinese drywall. The purpose of this report is to indicate the observations, findings and recommendations as a result of my investigation.

In the investigation of Reactive Chinese Drywall (CDW), the State of Florida Department of Health and the US Consumer Product Safety Commission lay out the evaluation/investigation procedures. Please see the attached information from both agencies. The home was built in 2006-2007 time frame which was at the peak of the availability of Chinese Reactive Drywall in the South Florida area. There was a very slight sulfur smell in the residence, not detectable by the occupants.

According to Ken and Joëlle, there have been failures of appliances and computers as well as TV sets and a instantaneous water heater.

The best indicator of sulfur gasses from CDW is distinctive blackened exposed wiring.

An X-Ray fluorescence (XRF) analyzer was utilized to determine levels of Strontium (Sr). Though Sr. can be used as an indicator to identify potential boards that may be reactive, there must be an analysis by a laboratory that tests for other another marker, Octasulfur aka Cyclo-octasulfur (S8).

A threshold inspection was done which identified blacking of copper electrical wire and air conditioning coils. Also there was documentation that one evaporator coil failed (the entire Unit was replaced) due to blackened corrosion of the copper coil. The home was built in 2006-2007, therefore the installation of new drywall is between the dates that Chinese drywall was imported into the South Florida Area.

The drywall from the home is being sent for S8 levels in the drywall. According to the CPSC and the Department of health the level for elemental sulfur in the drywalls core is set at anything exceeding 10ppm. This threshold was set due to the detection level and the accuracy of the test methodology used by the CPSC. BEC sent the drywall to the CPSC which has a sensitivity which allow as accurate detection down to 2 ppm. For this reason BEC uses a lower value of 3 to 5 ppm in the drywall as indicating the board is reactive.

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**Examiner**      **Date**   **Time**   **Stamp**      **Disp.**   **Trade**   **Stamp**   **Name**

Juan Collao 8/4/2016 11:33:23 AM R ELDG Reference only





Permit Records Section	
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Date:	8/3/16

I found corrosive conditions in the home demonstrated by the blackening of the copper coil of the HVAC system. Electrical grounds were checked in 7 rooms of the home, the living room, sons bedroom, master bedroom, kitchen, and a bedroom on the west side north of the garage, and the sitting area to the left of the entry.

Additionally, once the "made in China" markings were found, a reading of the strontium level in the drywall was recorded with a Nitron Gold 3 XRF. This enabled a check of the drywall in the remainder of the home for confirmation of where boards with similar strontium level were located. Boards with the same strontium level were located in all the rooms listed above and grounds in neaby receptacles and light switches were confirmed to have blackening of the ground.

#### Construction of the Home

The home is unique in its construction; some walls are made from nominal 1" wood, as well as the ceilings. The wood is tongue and groove (T&G) and has no drywall backing these walls do not need to be remediated, however every electrical outlet in these walls needs to be removed and replaced. The Library/ office is almost entirely T&G wood. Any drywall above doors needs to be removed. The home also has a bead board finish much like a wainscot. These walls are backed with drywall and therefore need to be remediated. Most ceilings ate T&G and there is no drywall backing therefore they can remain.

The garage drywall is 5/8" and is of USA origin therefore this drywall can remain.

It was noted that the ceiling T&G in several areas has dark staining. This is due to the act that there is no air barrier behind the ceiling and the attic is ventilated. Moist humid air infiltrates around the boards causing staining of the board, possibly a microbial deposit in some cases. Rather than remove the ceiling and install an air barrier, the ceiling the ceiling should be cleaned, sanded if required, and the vents to the exterior closed making the area of the attic a non-vented space. There are provisions in the code for this where an engineer can design and sign off on a non-vented attic. It is also important to caulk all seams in the soffit where materials join and to assure any roof vents from toilet fans are sealed from the attic side.

Guidance to remediate this home is attached. In general;

- All electrical not behind walls that are not being remediated needs to be replaced.

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GENERAL 8316.pdf

- The HVAC unit that has not been replaced, needs to be replaced

**Examiner Date Time Stamp Dep Trade Stamp Name**  
Juan Collao 8/4/2016 11:33:23 AM R BLDG Reference only



Permit Records Section
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Date: <u>8/3/16</u>

- The HVAC ductwork needs to be cleaned.
- All Life safety devices need to be replaced such as smoke detectors, security alarms, phone and internet wiring.

There are some items that you may want to make optional if you are to continue to live in the home. You can wait for the AHU to fail, however it will need to be replaced, as early failure is predicted in a reactive CDW environment even if the CDW is removed. Appliances should be replaced, the main issue is that the circuit boards fail due to the exposure of the silver on the boards reacting to the corrosive environment created by the CDW.

Waiting for predicted failures can help offset costs. Generally full remediation replaces all appliances.

Floors need to be protected while the remediation is taking place. The contractor should remove any carpet unless it is premium carpet, then protecting or removing and replacing may be in order. Wood floors need to be protected with a vapor permeable layer of material such as Tyvec covered by Ramboard. The edges need to be taped securely to the floor. Tile needs to be protected by a layer of Ramboard covered with 3/16" hardboard panels.

The island sink area has no drywall therefore it can be wrapped with plywood, cushioned to protect the cabinetry left in place.

The drywall behind any tile needs to be checked at the edges with an XRF to assure that the material is not high in strontium, and indicator of reactive CDW. The drywall behind the tile can remain if it is cement board or moisture resistant drywall.

#### Recommendations

1. The home should have all the drywall removed, due to the inter dispersing of CDW with low strontium non reactive board all the drywall should be removed in the home except that which is left.
2. You should have an inspection at the end of the removal from an engineering or environmental form confirming the project has been remediated from the CDW and the deleterious effects of the CDW.

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There are decisions that need to be made as to whether to replace appliances and an air handling unit or to defer the cost until they fail.

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**Examiner Date Time Stamp Dept Trade Stamp Name**  
Suite 600 10001 Bldg Reference only  
Phone: 561-744-1410 • Fax 561-203-1792  
www.BaileyEng.com

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7901 SW 52nd  
February 15, 2016  
Page 4 of 4



Permit Record Section
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Date: <u>8/3/16</u>

4. All life safety devices, all electrical switches and outlets should be replaced whether they were in direct vicinity of the CDW or not. The electrical breakers in the panel should be replaced if the grounds in the panels have been affected by the CDW.
5. The contractor needs to protect the drive, landscaping and and the sidewalks or schedule replacement. If there is a pool or landscape pumps/electrical, care should be taken to assure that these items still are energized to protect the landscaping and pool surfaces.

Should you have any Questions, please do not hesitate to ask.

**End of Report**

Miami Dade County Department of Regulatory And Economic Resources - Job Copy

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GENERAL 8316.pdf

Examiner Date Time Stamp Dep. Grade Stamp Name  
1001 P St Blvd Suite 600 Palm Beach Gardens, FL 33410 • Phone: 561-744-1410 • Fax 561-203-1792  
www.BaileyEng.com

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**OWNER'S REPRESENTATIVE AGREEMENT FOR RESTRICTIVE COVENANTS, PERMIT APPLICATIONS, & OTHER REAL PROPERTY RELATED LEGAL INSTRUMENTS**

I, Gary Gorin, covenant, warrant, and represent that I am the lawful representative of Kenneth Mendelson and Joelle Moreno, who is the Owner of the property located at 7901 SW 42<sup>nd</sup> Court, Miami Florida 33143, and legally described as:

31 54 41 28 AC

HIGH PINES REV PLAT PB 31-57

N100FT OF S300FT OF W1/2 TR 36

SAME AS LOTS 17 & 18 BLK 36 10-18

LOT SIZE 100.000 X 125


OR 19240-3550 08 2000 1

COC 22759-4768 10 2004 1

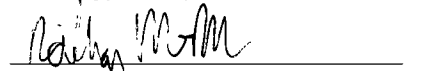
I further covenant, warrant, and represent that as the lawful representative of Kenneth Mendelson and Joelle Moreno I am legally authorized to execute and submit Restrictive Covenants, Permit Applications, as well as any other binding legal documents for the above-described property.

**BY SIGNING THIS AGREEMENT THE UNDERSIGNED WARRANTS AND AGREES THAT SHE/HE HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT AND HAS CONSULTED WITH AN ATTORNEY OR KNOWINGLY WAIVED THE RIGHT TO DO SO, AND FULLY UNDERSTANDS, ACCEPTS, AND AGREES TO THE TERMS CONTAINED HEREIN.**

**EXECUTED BY:**

  
Signature  
Kenneth L. Mendelson  
Print Name & Title

**WITNESSED BY:**

  
Signature  
Nathan Moreno-Mendelson  
Print Name

**NOTARIZATION**

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged to me this 31 day of May, 2016, by Ken L. Mendelson who is personally known to me or has produced a \_\_\_\_\_ as identification.

My Commission expires:

  
Notary Public, State of Florida



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**GENERAL01-06082016.pdf**

Page 1 of 1

**Examiner Date Time Stamp Dep Trade Stamp Name**  
**Juan Collao 8/4/2016 11:36:06 AM R BLDG Reference only**



2100 Van Buren Street, Suite 104, Hollywood, FL 33020 PH: (954) 364-7220 Fax: (954) 364-7288  
CGC1518245 Construction – Renovation – Green Building - Painting

## Scope of Work

May 10, 2016

**Chinese Drywall Remediation, Mendelsohn Residence**  
**Jobsite: 7901 SW 52<sup>nd</sup> Court, Miami, FL 33143**

Remove and replace defective drywall per attached plans  
Remove replace cabinetry trim and baseboard in order to replace affect drywall  
Total Sqft of affected drywall estimated to be 5800 sqft.  
No -Bathrooms are affected

Miami Dade County Department of Regulatory And Economic Resources - Job Copy

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Examiner   Date Time Stamp   Dep.   Trade   Stamp Name

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**MIAMI-DADE COUNTY**  
**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**  
<http://www.miamidade.gov/building/home.asp>  
8/17/2016 11:07:22 AM

Tracking #	Process #	Permit #
0001128769	C2016125550	2016061606

**THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.**

Review	Disposition	Reviewer	Date
BLDG	A	Juan Collao	8/4/2016 11:38:00 AM

**Disclaimer.**

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Reference only	BLDG	R	Reference only
Approved As Noted	BLDG	P	Approved as noted. See comments, markups and stamps.



# NOTE: ALL SHEETS MUST BE REVIEWED

C2016125550

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way), • Miami, Florida 33175-2474 • (786) 315-2000

### PERMIT APPLICATION

123.01-52 PAGE 1 9/12

IF SUBSIDIARY PROVIDE MASTER PERMIT NUMBER HERE			
LOCATION OF IMPROVEMENTS	Job Address <u>2901 SW 52nd Ct</u>		CONTRACTOR INFORMATION
	Folio <u>3044310192580</u>		
TYPE OF IMPROVEMENTS	Lot <u>77418</u> Block <u>36</u>	Contractor No. <u>CC-1518245</u>	
	Subdivision <u>HIGH PINES</u> PBpg <u>31-57</u>	Last four (4) digits of Qualifier No. <u>2490</u>	
	Metes and bounds _____	Contractor Name <u>Timberline Construction</u>	
		Qualifier Name <u>MICHAEL BRINEGAR</u>	
PERMIT TYPE	<input type="checkbox"/> New Construction on Vacant Land <input type="checkbox"/> Alteration Interior <input type="checkbox"/> Alteration Exterior <input type="checkbox"/> Relocation of Structure <input type="checkbox"/> Short Term Event <input type="checkbox"/> New Roof <input type="checkbox"/> Recovery (Roof) <input type="checkbox"/> Permit by Affidavit		OWNER'S NAME
	<input type="checkbox"/> Enclosure <input type="checkbox"/> Repair <input type="checkbox"/> Repair Due to Fire <input type="checkbox"/> Demolish <input type="checkbox"/> Shell Only <input type="checkbox"/> Addition Attached <input type="checkbox"/> Addition Detached <input type="checkbox"/> Re-Roof <input type="checkbox"/> Foundation Only		
	<input checked="" type="checkbox"/> Building* <u>113</u> Category <u>012</u> <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> LPGX		
	<input type="checkbox"/> Chg. Contractor <input type="checkbox"/> Re-Issue <input type="checkbox"/> Extension <input type="checkbox"/> Supplement <input type="checkbox"/> Reinspection		
PERSON TO PICK UP PLANS	Name <u>VICTORINO B. TORRES</u> Address <u>PO BOX 540895</u> City <u>MIAMI</u> State <u>FL</u> Zip <u>33154</u> Phone <u>786 290 1908</u>		ARCHITECT ENGINEER
BONDING	Name _____ Address _____ City _____ State _____ Zip _____ Phone _____		MORTGAGE LENDER
		Owner <u>KONRATH MARCEL SCHWARTZ JOELLE MARINO</u> Address <u>2901 SW 52nd Ct</u> City <u>Miami</u> State <u>FL</u> Zip <u>33143</u> Phone <u>305 812 8898</u> Last four (4) digits of Owner's Social Security No. _____	

\*See reverse side for Building Category

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for ELECTRICAL, PLUMBING, SIGNS, POOLS, MECHANICAL, WINDOW, SHUTTERS and ROOFING WORK and there may be additional permits required for other governmental entities

OWNER'S/PERMIT APPLICANT AFFIDAVIT I certify that all of the foregoing information is accurate and that I have no unpaid civil penalties, administrative hearing cost investigative, enforcement, testing or monitoring costs or unpaid liens which are owed to Miami-Dade County

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY IF YOU INTEND TO OBTAIN FINANCING. CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

"The issuance of the permit does not relieve the property owner from obtaining homeowner's association approval (if required) prior to beginning any work and in no way authorizes work that is in violation of any association rule or regulation

Signature of Owner or Owner's Agent GARY GORINO

PRINT NAME GARY GORINO

STATE OF FLORIDA COUNTY OF MIAMI-DADE

day of JUNE, 2016

at 7:11 PM on 6/12/2016

Signature of Notary Public

Print Name TIMOTHY PATRICK CLIFFORD

(SEAL)

Personally known Yes

or Produced Identification Yes

Signature of Qualifier MICHAEL BRINEGAR

PRINT NAME MICHAEL BRINEGAR

STATE OF FLORIDA COUNTY OF MIAMI-DADE

day of JUNE, 2016

at 7:11 PM on 6/12/2016

Signature of Notary Public

Print Name TIMOTHY PATRICK CLIFFORD

(SEAL)

Personally known Yes

or Produced Identification Yes

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F.A. 06082016

**TIMOTHY PATRICK CLIFFORD**  
MY COMMISSION # EE205847  
EXPIRES June 12, 2016  
(407) 368-0153  
FloridaNotaryService.com

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MY COMMISSION # EE205847  
EXPIRES June 12, 2016  
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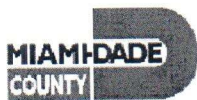


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# YEAR 2016





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Miami, FL 33175-2474  
786-315-2100  
miamidade.gov/permits

## CONTACT INFORMATION FOR PERMIT APPLICATION

Dear Applicant:

Please complete the following information. Your email address is required so you can be notified on the status of your plans.

First Name: (PRINT CLEARLY) Tanya

Last Name: (PRINT CLEARLY) Bonkley

Cellular Number: 786 299 7714

Office/Home Number: \_\_\_\_\_

EMAIL Address: \_\_\_\_\_

Comments:

New Building Only!

If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans \_\_\_\_\_

## PLEASE INDICATE IF PLANS ARE

- ☐ GOV'T PROJECT/ DEPT \_\_\_\_\_ ☐ GREEN BLDG (NEW CONSTRUCTION ONLY)\*  
☐ AFFORDABLE/ WORKFORCE HOUSING\* ☐ ECONOMIC SIGNIFICANCE\*

(\*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)

## REQUESTED REVIEWS

- ☐ ALL ☒ BLDG ☐ DERM ☐ ELEC ☐ ENRG ☐ FIRE  
☐ HCAP ☐ LANDSCAPING ☐ MECH ☐ PLUM ☐ PWKS ☐ PWCC  
☐ ROOF ☐ SIGN ☐ STRU ☐ ZNPR ☐ WASD ☐ PWIF  
☐ PERMIT BY AFFIDAVIT CHECK ☐ SHORT TERM EVENT AFFIDAVIT CHECK ☐ OPTIONAL PLAN REVIEW  
☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

## -FOR OFFICE USE ONLY-

TO BE COMPLETED BY BUILDING AND OCCUPANCY REPRESENTATIVE OR PLANS PROCESSING SPECIALIST:

Application Date: 8/3/16

Clerk Name: KAREN

Arrival Time: 10:39

Process No(s):

02016125550

Miami Dade County Department of Regulatory And Economic Resources - Job Copy

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RWK CS 8316.pdf

☐ Re-Issue

☐ Plan Revision

☒ Rework

☐ Shop Drawing